



## BOARD OF COUNTY COMMISSIONERS

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November 9, 2004

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Anita Favors, City Manager  
City of Tallahassee  
300 S. Adams Street  
Tallahassee, Florida 32301-0010

**Re: Killearn Lakes Subdivision Units 1 and 2  
Sewer Retrofit Project**

Dear Ms. Favors: *Anita*

As you are aware, Leon County is currently engaged in a project that will retrofit the Killearn Lakes Subdivision, Units 1 and 2, with a sewage collection system. The proposed system is the low pressure type which requires each homeowner to connect using a grinder pump based system. It is currently anticipated that this system can be completed by July or August of 2006. On completion of this project, Leon County intends to convey that collection system to a utility provider for operation of the system and for treatment of the collected sewage.

At this time, the utility provider for the project has not been identified. Leon County assumes that it will be either the City of Tallahassee or the Talquin Electric Cooperative. During the past several months that this project has been germinating, there have been several informal discussions between City and County representatives regarding the possibility of the City being the provider. These discussions have been during Mayor/Chair meetings, meetings between the City Manager and the County Administrator, conversations between Commissioners and conversations between staff.

The results of these discussions have been a number of varying positions and approaches to this concept. This letter is to make a formal request to the City asking that the City advise as to its willingness to consider providing the utility services needed for this project and that any limiting conditions or requirements be identified.

Leon County anticipates that, at a minimum, the utility provider will accept responsibility for the ownership, operation and maintenance of the collection system including the low pressure mains and valves, the collector pump stations and the major force main pipelines. The provider will also accept responsibility for treatment and disposal of the wastewaters collected by this system. Leon County intends to grant a Franchise Area to the provider for the provision of this sewer service.

In recent discussions between City staff and our consultant, PBS&J, we are advised that other considerations may be available if the City were to be the utility provider for this area. These are discussed as follows for City consideration in making a response to this request.

1. We are advised that the City's conveyance system from the Bradfordville Publix to the City's treatment facility has the capacity needed for this project and that any improvements, if found necessary at a later time, would be provided by the City. For our project planning purposes, we would need confirmation of this at an early date.

2. The City's standard Systems Charge is \$3,465 and the City will charge this amount to each applicant when they apply for new service.
3. The City's standard Connection Fee is \$450, normally charged at the time of application. The City may, however, waive this fee if the City has no expenses associated with the connection, as would be the case with this project.
4. In conventional developer agreements for systems such as this, the developer typically pays the cost of the construction of the collection system and the City then rebates to the developer an amount of approximately \$1200 as each home is connected to the system, and it is possible that the City would provide this rebate to the County. If so, the County would like to work with the City to see that the rebate is provided directly to the homeowner at the time of application to off-set the other connection fees.
5. We are advised that the City does not now offer any services relative to maintenance and repair of residential grinder pump stations. However, it is possible that the City could develop such services for an additional fee to be charged to the homeowner. The County would be quite interested in a determination of the feasibility of this service for this project.
6. We are advised that the City offers its customers the opportunity to finance the costs of connections to the City system (for up to 10 years) and that grinder pump stations, their related installation costs and the abandonment of septic tanks may qualify under that program. The County would be interested in further exploration of this service as it may relate to this project.


Leon County recognizes the City's interest in being granted the water service franchise for this service area, and we understand the various operational issues that make this of vital significance to the City. To facilitate this project, we are agreeable to working with the City to accomplish that end. However, due to the complexities associated with this activity and the expectation that such arrangements will take an extended amount of time to be finalized, we ask that the City consider providing the sewer services described herein initially without the water service franchise.

Once the sewer service issues have been resolved, the more appropriate process for transferring a franchise between utilities is for those utilities to negotiate and agree to the transfer and bring the results to the County for official action. Leon County would be willing to participate in those negotiations if asked to do so.

There may be other services that the City provides its customers that could be applied to this project to further enhance its success. We will appreciate your bringing any other such services to our attention.

Leon County is committed to the completion of this project thereby ending an issue that has remained unresolved for over 30 years. We believe that the cooperative efforts of the City and County can make it happen, and look forward to working with the City to do so.

Sincerely,



Parvez Alam  
County Administrator